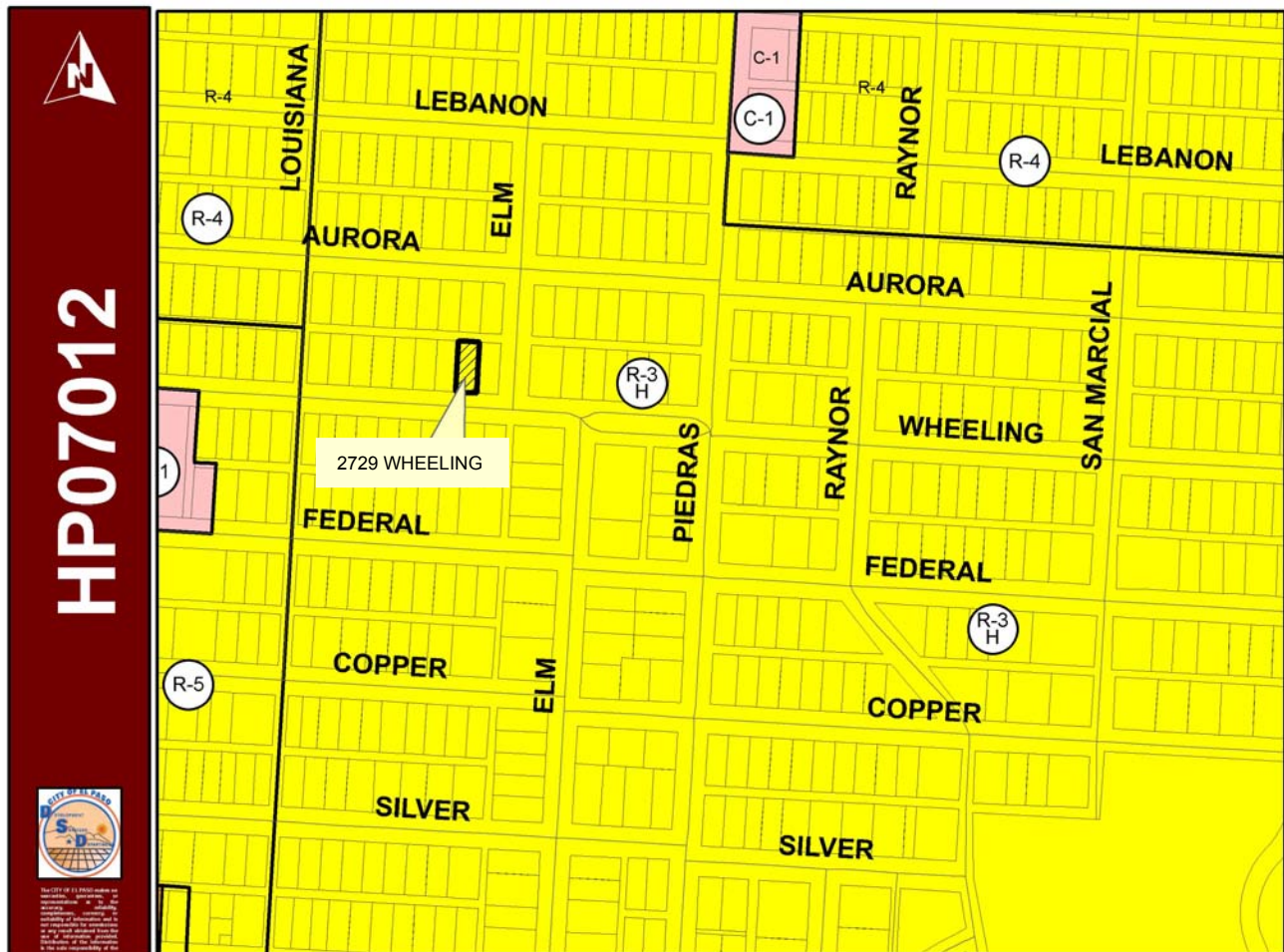




HP07012

Application Type: Certificate of Appropriateness
Property Owner(s): Luz Duran
Representative(s): Luz Duran
Legal Description: Lots 21 & 22, Block 7, Manhattan Heights
Location: 2729 Wheeling
Representative District: 2
Present Zoning: R-3/H (Residential/Historic)
Present Use: Residential
Year Built: 1929
Contributing Status: Contributing
Request: Construct a two-story wood addition to the rear of the property—wood frame with wood siding, gabled roof with three-dimensional shingle.
Planning Area: Central
Application Filed: 5/7/07
45-Day Expiration: 6/21/07



GENERAL INFORMATION:

The applicant seeks approval to:

Construct a two-story wood addition to the rear of the property– wood frame with wood siding, gabled roof with three-dimensional shingle. Lower floor will be open patio. Windows to be double pane, one exterior door, 6 panel steel.

STAFF RECOMMENDATION:

The Planning Division recommends DENIAL of the proposed addition. The recommendation is based on the following:

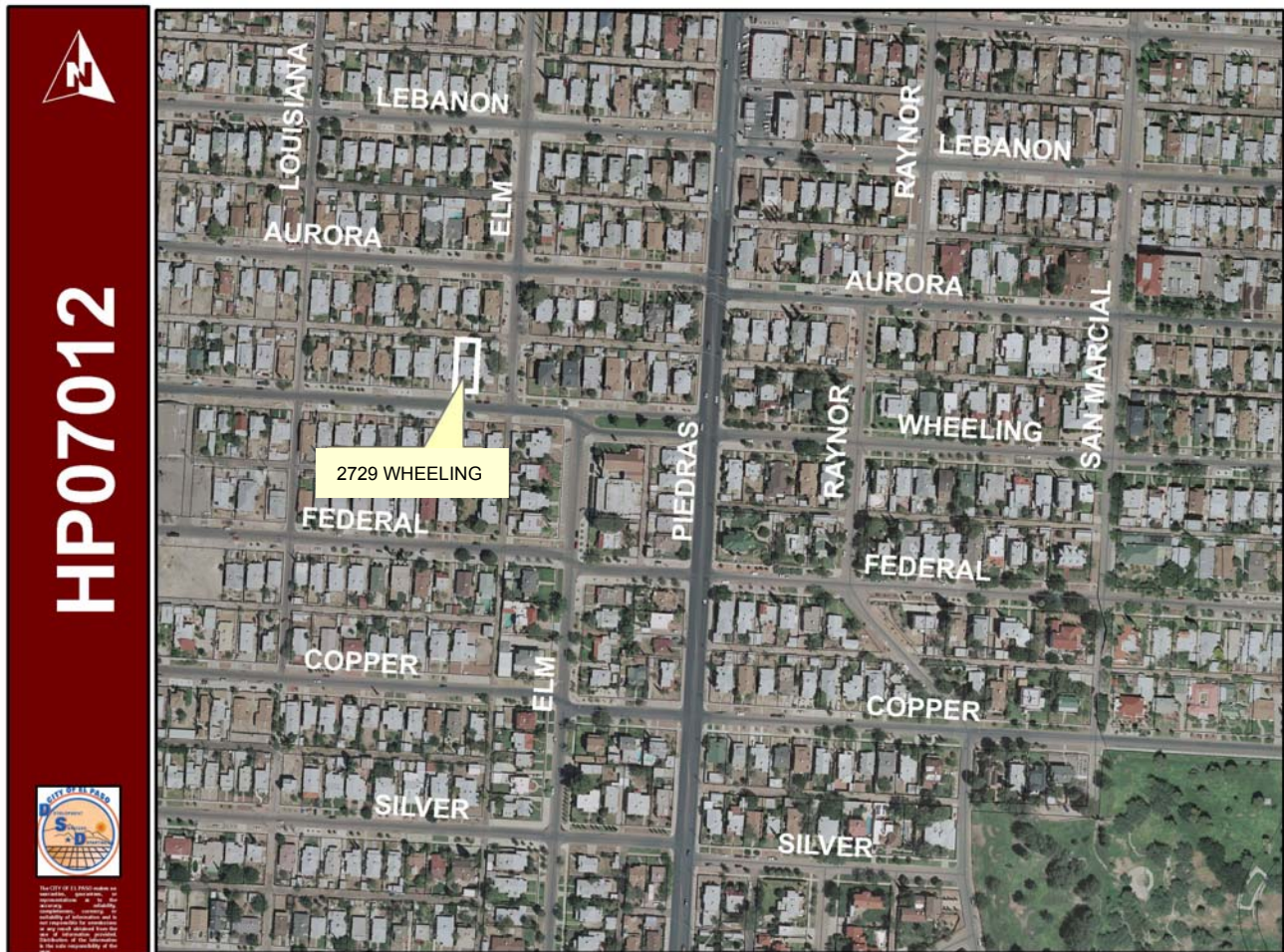
The Secretary of the Interior's Standards for Rehabilitation *recommends* the following:

- Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.
- Considering the attached exterior addition both in terms of the new use and the appearance of other buildings in the historic district or neighborhood.
- Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.

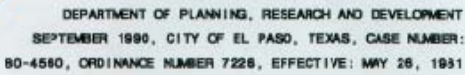
The Secretary of the Interior's Standards for Rehabilitation *does not recommend* the following:

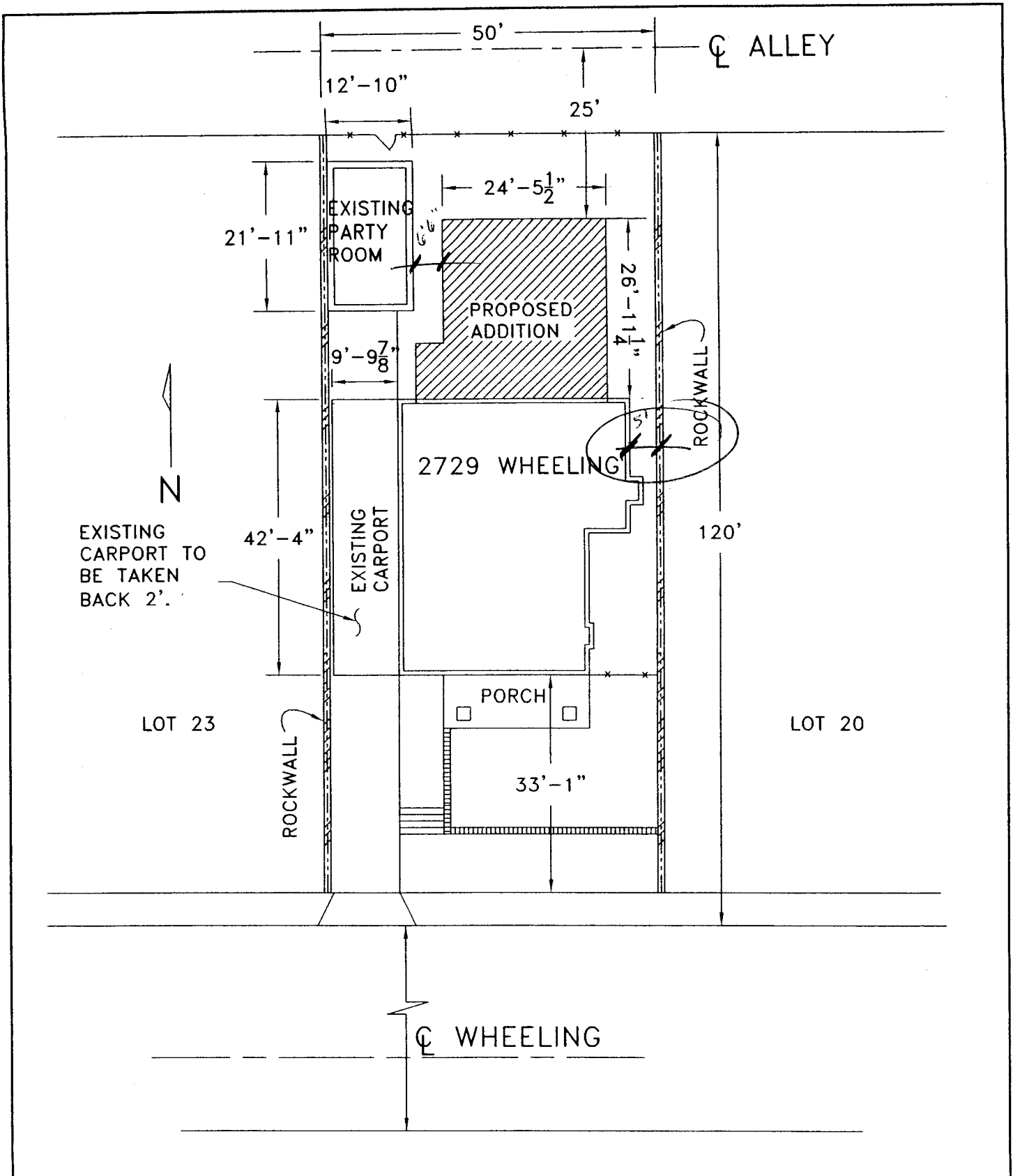
- Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character.
- Constructing additional stories so that the historic appearance of the building is radically changed.

AERIAL MAP



MANHATTAN HEIGHTS
HISTORIC DISTRICT



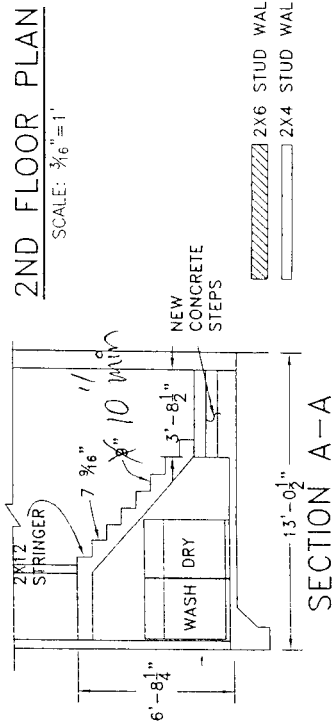


SCALE
1"=20'

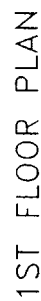
G&M
DRAFTING
10709 ALTA LOMA
EL PASO, TEXAS 79935
(915) 592-3296

7 MANHATTAN HEIGHTS
LOTS 21 & 22
CITY OF EL PASO, EL PASO
COUNTY, TEXAS

1 OF




SCALE: $\frac{3}{16}'' = 1'$



1ST FLOOR PLAN

	DOOR SCHEDULE		FEATURE	MATERIAL	NOTE
	HORIZ	VERT			
1	30"	6'-8"	SOLID CORE	WOOD	
2	2'-8"	6'-8"	FRENCH	WOOD	DBL
3	30"	6'-8"	HOLLOW CORE	WOOD	
4	2'-0"	6'-8"	HOLLOW CORE	WOOD	
5	2'-0"	5'-5"	LOUVERED	WOOD	
6	4'	6'-8"	MIRROR		DBL
7	2'-8"	6'-8"	MIRROR		DBL
8	3'	6'-8"	PANEL	WOOD	DBL

WINDOW SCHEDULE		
	A	3'V X 6'H DBL PANE DBL HUNG
	B	3'V X 4'H DBL PANE DBL HUNG
	C	3'V X 2'H DBL PANE DBL HUNG

7 MANHATTAN HEIGHTS
LOTS 21&22

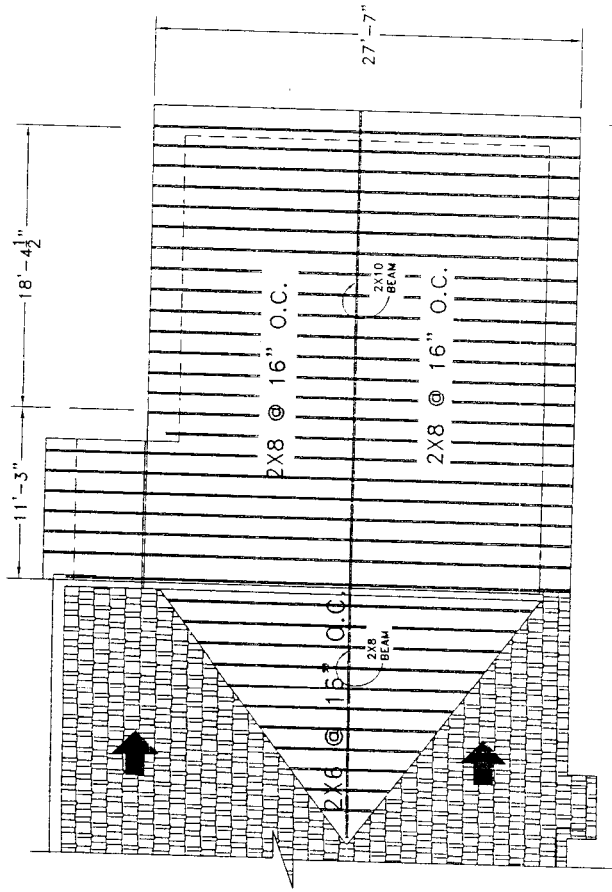
CITY OF EL PASO, EL PASO
COUNTY, TEXAS



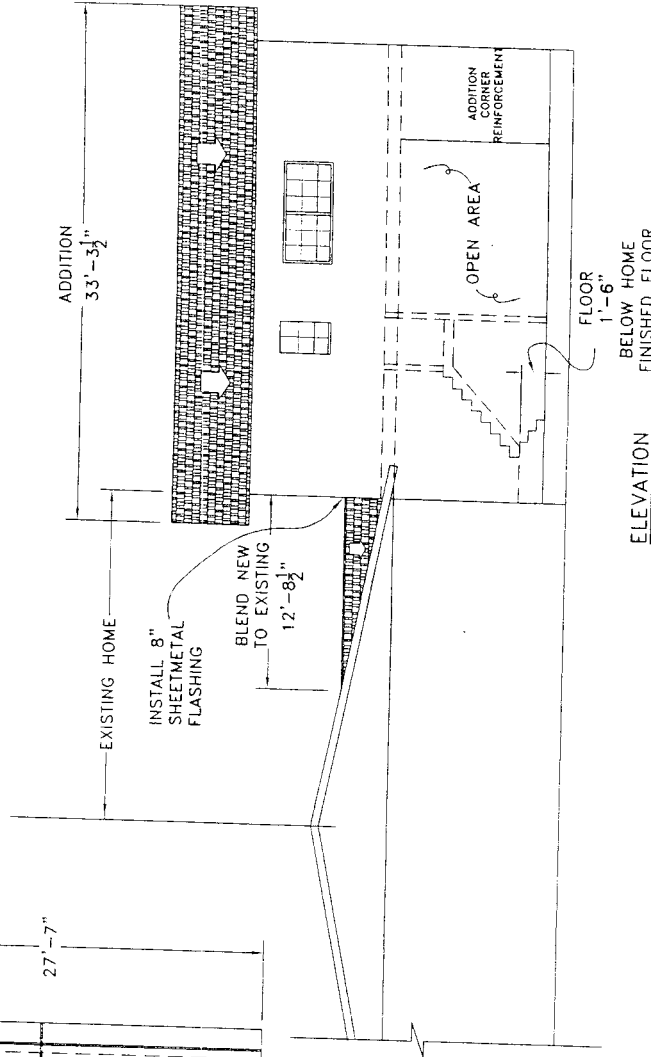
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(915) 592-3296

FLOORPLAN

SCALE $\frac{3}{16}'' = 1'$



ROOF FRAMING

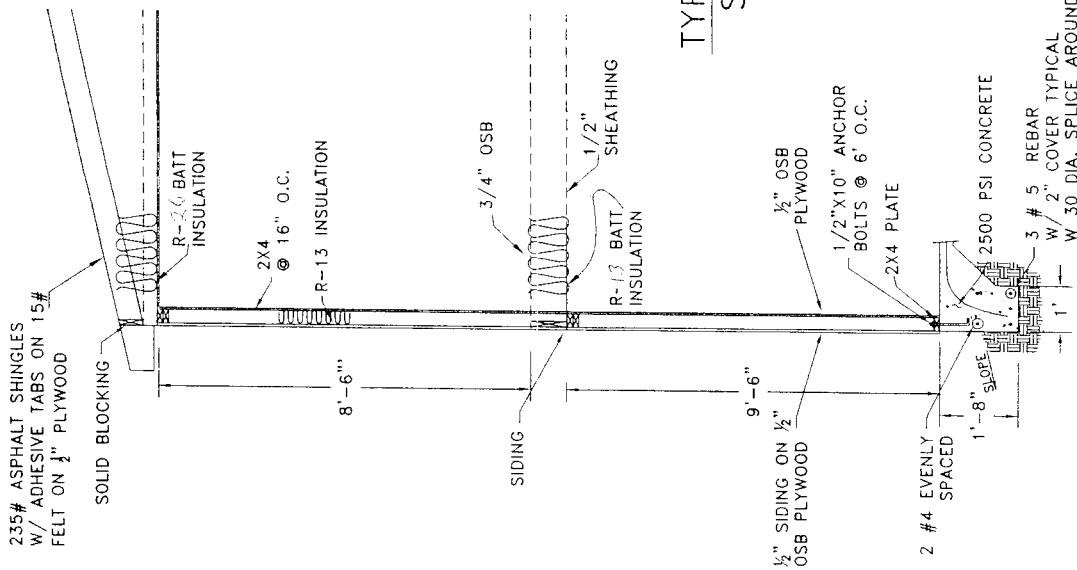


ELEVATION

7 MANHATTAN HEIGHTS
LOTS 21&22
CITY OF EL PASO, EL PASO
COUNTY, TEXAS

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EL PASO, TEXAS 79935
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ROOF
FRAMING
SCALE
1/8" = 1'



TYPICAL WALL
SECTION
1/4" = 1'

7 MANHATTAN HEIGHTS

LOTS 21&22

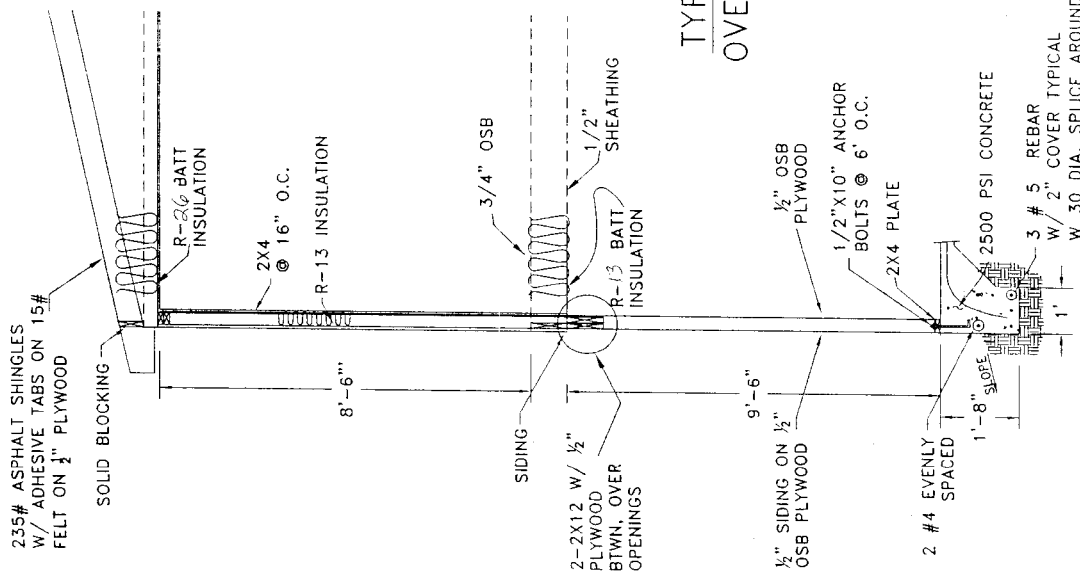
CITY OF EL PASO, EL PASO

COUNTY, TEXAS



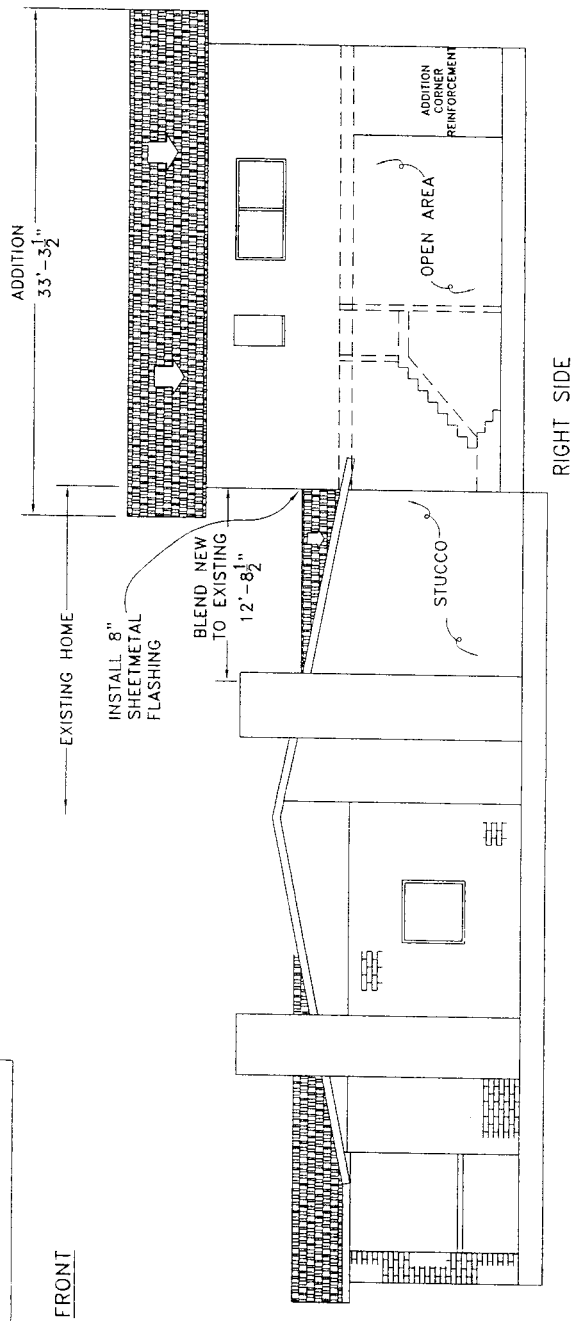
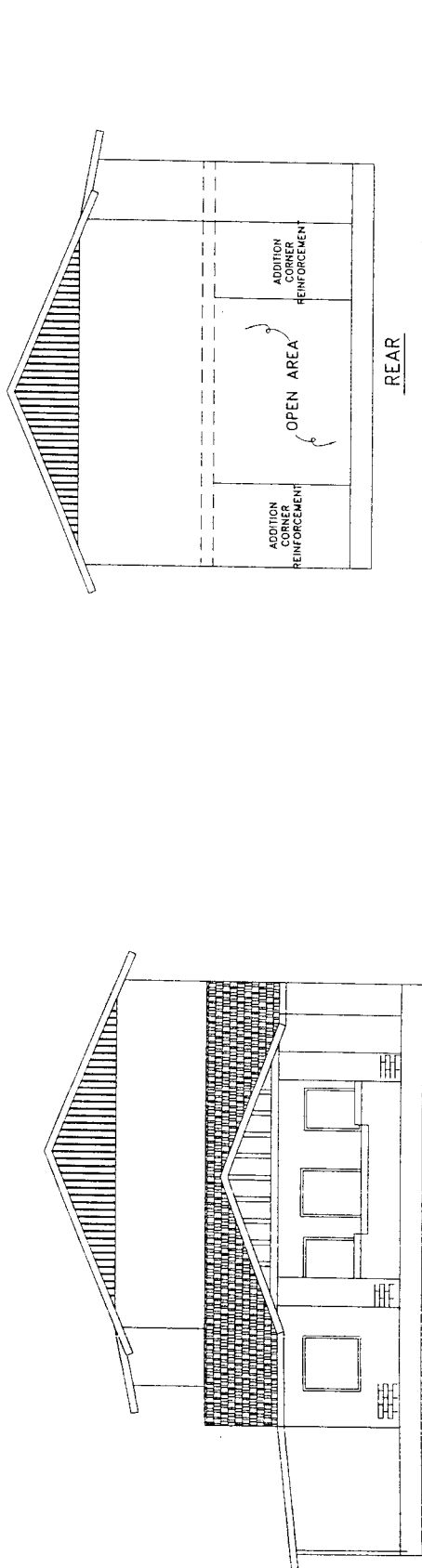
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TYP. WALL
SECTION



TYPICAL WALL,
OVER OPENINGS
1/4" = 1'

W 30 DIA. SPLICE AROUND CORNERS



7 MANHATTAN HEIGHTS
 LOTS 21&22
 CITY OF EL PASO, EL PASO
 COUNTY, TEXAS

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ELEVATION
 SCALE
 $\frac{1}{8}'' = 1'$